


City Council Meeting Agenda
Monday, October 5, 2015
Location Change -
******Coddington Hall – School Committee Room******
34 Coddington Street

The Quincy City Council acting in its capacity as Special Permit Granting Authority held a public hearing on Monday, October 5, 2015 at 7:15 pm in the School Committee Room of Coddington Hall with Council President Joseph G. Finn presiding. Present were Councillor Coughlin, Councillor Croall, Councillor Finn, Councillor McFarland, Councillor McNamee and Councillor Palmucci. Councillor Gutro arrived at 6:36 pm. Councillor Hughes arrived at 6:37 pm

Special Permit Granting Authority Meeting
6:30 PM

2015 – 086 – Quarry Hills Development LLC – Ricciuti Drive (Rear)

In attendance - Attorney Ed Fleming Representing the Developer
Mark Bartlett - Fay Spot Thorndike – Peer Reviewer
Representative Bruce J. Ayers
Frank Tramontozzi – City Engineering Manager
Fred Mosley – Traffic Engineer
William Locke – Developer
Jim Timmins – City Solicitor

- ▶ Representative Bruce Ayers addressed the Council regarding traffic situations in area and need for the State Traffic Engineer to review as well as DCR review – proposed to setup meeting with city & state traffic engineers with site visit. A formal submission by the developer is needed for review.
- ▶ Councillor Palmucci questioned the timeframe that the City, MassDot and DCR engineers would need to address and review the traffic situation at Ricciuti Drive and Representative Ayers stated he will try and expedite the review and meeting
- ▶ Councillor Gutro thanked the delegation for their work and discussed the dangerous situation for residents and sports teams using the fields. This is an opportunity to look at the problem and see if there is anything that can be done to make this area safer.
- ▶ Councillor Laforest discussed the traffic engineers for all the State departments and the need for all agencies to work with the City on any changes in the City

- ▶ Frank Tramontozzi addressed the traffic concerns and the timeline to coordinate the state agencies for a meeting. State access permitting regulation will be a separate and distinct permitting process, once the application is filed they will contact the applicant to review and then the state will issue their own permit. The Traffic Engineer would prefer the recommended Road Safety Audit mitigations fund be used for making meaningful physical changes to the intersection.
- ▶ Mark Bartlett – Fay Spot Thorndike – Peer Reviewer discussed the project and focused on the traffic issues and need for the Road Safety Audit. Peer Review does not think this project will not trigger the traffic to raise to a level that will reach the state levels to warrant change to the intersection and if it goes to the state now it will likely be rejected. The road safety audit will be needed for the state review and future development in the area.
- ▶ Fred Mosley, P.E. – Fay Spot Thorndike – Peer Reviewer - Traffic Engineer addressed Councillor Coughlin concerns regarding waiting for the issue to escalate before action is taken. Signal warrants are based on volume based on 8 hour 4-6 pm exceed levels but other hours of the day do not exceed level and the state will take into consideration the effect on the highway and try and balance out. The need for collision diagrams are needed to show where and type of accidents that are happening to help determine what can be done. Road Safety Audit would bring all parties together including State agencies to review and discuss potential changes.

Regular Council Meeting **7:30 PM** ▶

The City Council of the City of Quincy met on Monday, October 5, 2015 at 7:33 pm School Committee Room of Coddington Hall with President Finn presiding. Present were Councillor Coughlin, Councillor Croall, Councillor Finn, Councillor Gutro, Councillor Hughes, Councillor Laforest, Councillor McFarland, Councillor McNamee and Councillor Palmucci. Al Grazioso in attendance as administration representative.

- ▶ Moment of Silence for Divine Inspiration

Pledge of Allegiance

City Council Meeting was recessed at 7:34 pm

- ▶ **Special Permit Granting Authority Meeting – called back into order**
2015 – 086 – Quarry Hills Development LLC – Ricciuti Drive (Rear)

Councillor Laforest discussed Stormwater Management and concerns of the Town of Milton and Cunningham Park Trustees. Mr. Bartlett stated the concerns were addressed. Mr. Fatseas stated the Planning Department will communicate with the Town of Milton.

- ▶ Councillor Palmucci and Mr. Bartlett discussed the traffic study and road safety audit and impact the project will have on the area. There are options, including flyover to disconnect Willard St., but they are expensive. Until the information is gathered and meetings are held there are few options.
- ▶ Solicitor Timmins was asked by Councillor Palmucci about the timing and what was in the City rights to do? What is in the City's best interest – vote down or go back to the state? Solicitor Timmins encouraged that the Council continue the matter and give the applicant opportunity to work on the proposal and address concerns. The concerns discussed tonight are not typical because they require outside state agencies to work with the developer. It's on everyone's interest to put a timeframe on addressing these concerns. Does SPGA have the authority to put bond conditions on SPGA projects? Solicitor Timmins stated SPGA could do so but the concern is that the developer would need specifics and would find it hard to get bond without. Suggestion would be to impose specific conditions that you can work with the applicant to pay for. Bond obligation may not be as workable for the things the body is trying to accomplish regarding traffic.
- ▶ Attorney Fleming stated his frustration on the process and the significant amount of time that was put in by the developer. The effort was made by the applicant to work with all departments and the peer reviewer and is surprised by the confusion after the FST report stated that the project plans revised through August 14, 2015 is approvable subject to conditions.
- ▶ President Finn stated that the SPGA does not feel that the body expects that applicant to fix all the issues or that this permit should be held up until all issues are resolved. The SPGA is also frustrated that all the information was just received by the body and the recommendation by the City Traffic Engineer is insignificant. We want to keep moving forward.
- ▶ William Locke – Developer addressed the Council regarding the type of projects they develop and the quality of the work they do as well as being active participants in all the communities they are in. He also voiced his frustration and willingness to work with the City. The project was downsized from the originally proposed Marion Manor project, reconstructing the road and water input to the site and the fact they were told that this project was welcomed and supported by the City. When the intersection was reviewed 88-92% of cars get thru the intersection in under a minute. Events at the Granite Links and sporting events affect the traffic the most. There are 33 intersections in the city that have 90-100% more accidents than this intersection. Getting a light approved by the State is unlikely but if the City can get it approved they will pay for it. There are a number of projects in Quincy and we are on the cusp of getting financing and continuing will jeopardize the financing.
- ▶ Councillor Palmucci acknowledges the issues and the frustrations the developer is experiencing. He is supportive of the plan and trusts that it will be well constructed and well managed but because we have this proposal in front of us and this may be the opportunity that we can address them. There is one impediment holding it up and if there is some way we can have a short continuance or assurance that what we are asking for will happen he is willing to be supportive. There is probably little chance that the State

will ok the installation of a light but we must try to address the issue.

- ▶ Councillor Coughlin asked if it is possible to put funds into an escrow fund to guarantee that the issue is addressed
- ▶ Solicitor Timmins suggested that work start on the format for the written permit while the parties continue to address the issues and will work with Councillor Palmucci to refine the concerns and come up with a draft permit that can possibly be approved at the next meeting. It seems like the majority of the issues have been addressed. President Finn requested that he be included in the process regarding the traffic.

Motion to continue by Councillor Palmucci to November 9, 2015 at 6:30 pm, Seconded by Councillor Gutro
Is have it

Regular Council Meeting reopened at 8:37 pm

- ▶ 2015 – 163 – Order related to MBTA Bus Stops, Gasoline Stations and Public Safety – President Finn
Refer to Oversight & Public Safety Committee
Councillor Laforest will be hosting a Neighborhood Meeting for 215/216 bus routes the last week in October

Motion by President Finn, Seconded by Councillor Laforest
Send Order Copy to Mayor Koch and Fire Chief Joseph Barron

Is have it

- ▶ 2015 – 164 – Order related to the Misclassification of Employees on Construction Sites – President Finn
Refer to Oversight Committee

Motion made by President Finn, Seconded by Councillor Coughlin

Is have it

- ▶ 2015 – 165 – \$1,000 Gift from Carva Donuts LLC dba Dunkin Donuts to D.A.R.E. – Mayor Koch
Thank you to be sent

Motion by Councillor McFarland, Seconded by Councillor Palmucci

Motion passed by 9-0 roll call vote

- ▶ 2015 – 166 – \$5,000 Gift from Various Donations from Various Donors to Mayors Cup Charity Golf
Tournament Fund – Mayor Koch

Motion by Councillor McFarland, Seconded by Councillor Coughlin

Motion passed by 9-0 roll call vote

Communications & Reports-

▶ **From Traffic Department –**

Ward 3 – Councillor Coughlin -**Add** Handicap Parking at 268 South Central Ave

Ward 4 – Councillor Palmucci - **Add** Handicap Parking - Loading Zone at 20 Hayden St

The above has been referred to Ordinance Committee for advertising

Report of Committees –

▶ Bicycle Commission – Councillor Coughlin

Bike Rodeo will be held on Saturday October 17th at the DPW yard at 55 Sea Street

Event is free and open to the Public

Petitions, Memorial, Remonstrance –

▶ Councillor Hughes remembered Ward Five Resident Lucy Farulla who recently passed away

Motions, Orders, Resolutions –

None

Scheduling of Committee Meetings & Public Hearings –

Monday, October 19, 2015 7:25 PM Public Hearing - 2015 – 154 –

Mass. Electric -129 Bayside Road

7:30 PM Regular Council Meeting

Monday, November 9, 2015 6:30 PM Special Permit Granting Authority

2015 – 086 – Quarry Hills Development

LLC

– Ricciuti Drive (Rear)

7:30 PM Regular Council Meeting

Monday, November 16, 2015 7:30 PM Regular Council Meeting

Monday, December 7, 2015 7:30 PM Regular Council Meeting

Monday, December 21, 2015 7:30 PM Regular Council Meeting

Adjournment at 9:00 PM